

2Life's mission- serving EVERYONE who is underserved

- ▶ 1,378 affordable apartments, 6 campuses
- ▶ 500 apartments in the pipeline
- ▶ 1,650 older adults from 30 countries, median annual household income \$12,000
- ▶ Programs to engage everyone **in community**, support long tenures
- ▶ Strong advocate for aging in community



2Life
COMMUNITIES

Defiantly joyous aging.

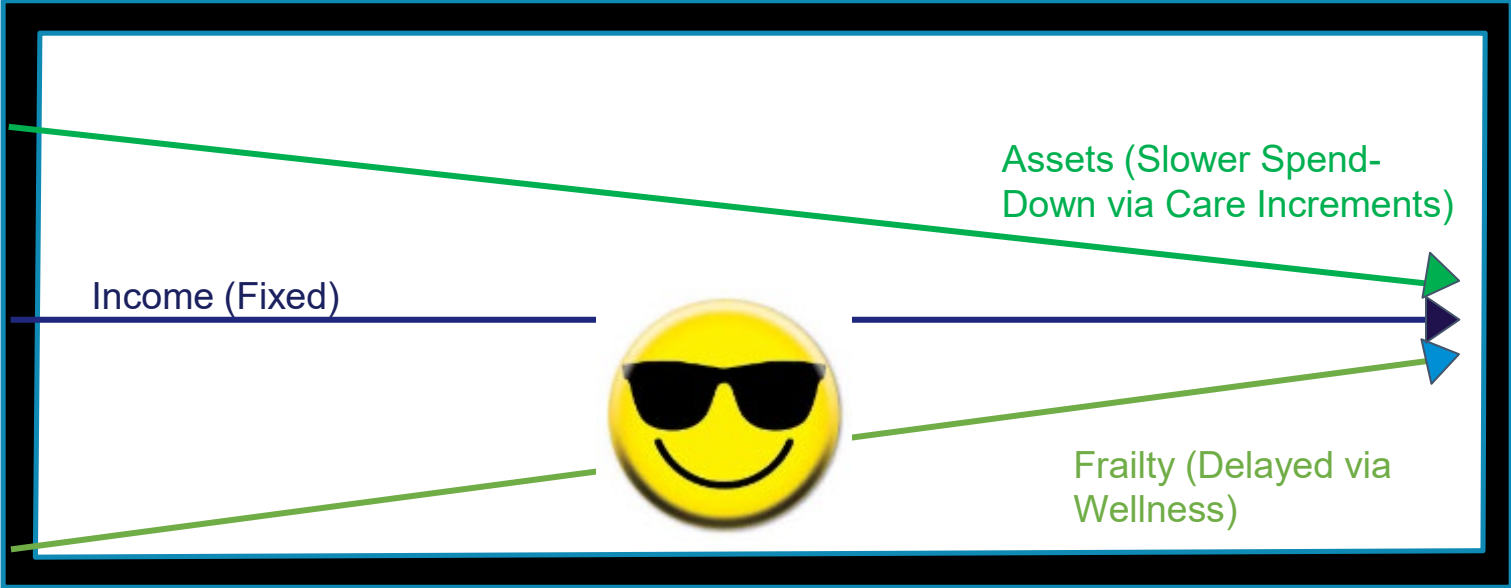
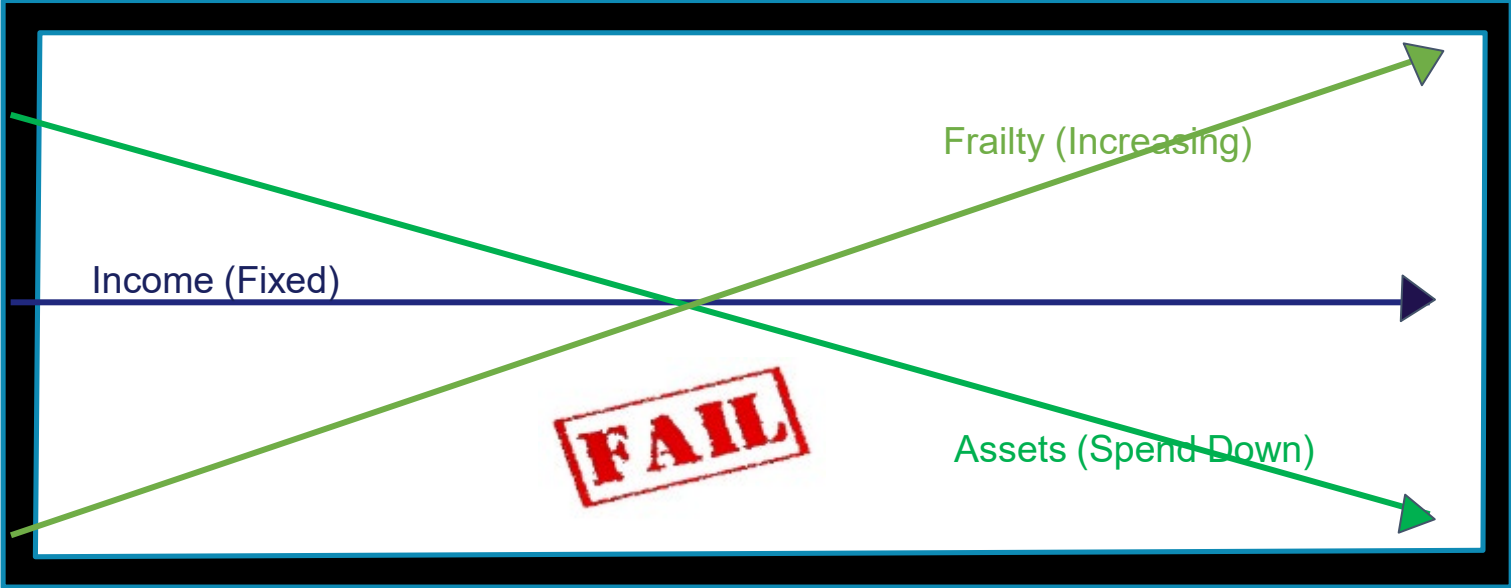


At 2Life We Believe....

EVERY older adult deserves the opportunity to live a full life of connection and purpose in a dynamic, supportive environment.

The value of community

- Incredible health benefits
- 60% of health is not genetics or good care. It's social, environmental and behavioral
- Social isolation in older adults:
 - 30% increased risk of coronary artery disease
 - 45% risk of overall mortality
 - 50% increased risk of developing memory loss

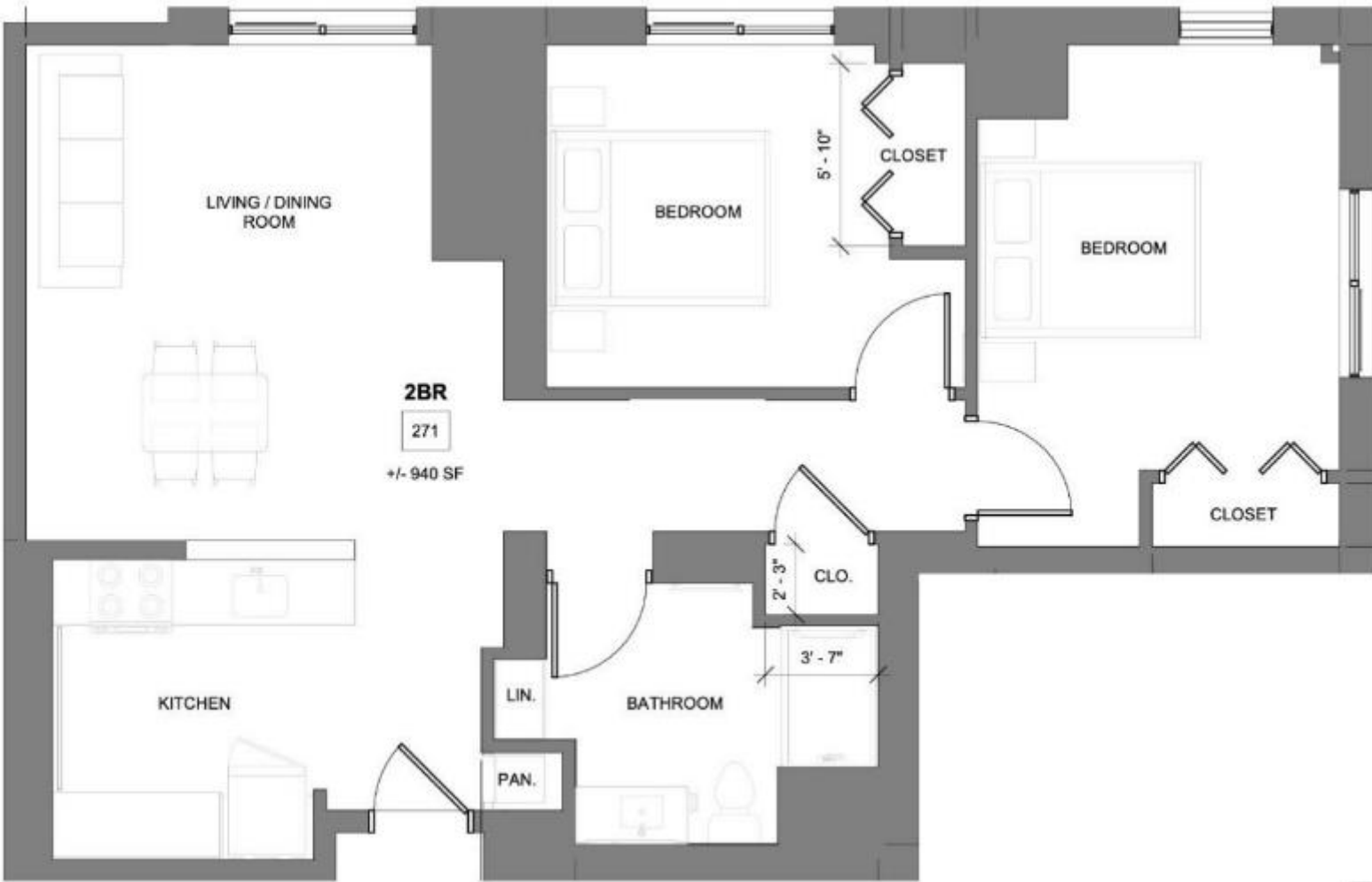


Golda Meir House Expansion, Newton- Opening this Spring!

- 68 apartments (59 1BR, 9 2BR) with multiple tiers of affordability
- Fully integrated with existing Golda Meir House and village center programming and amenities
- Next to MBTA Green line Woodland Station
- Enterprise Green Communities







2 Bedroom

1 Bedroom



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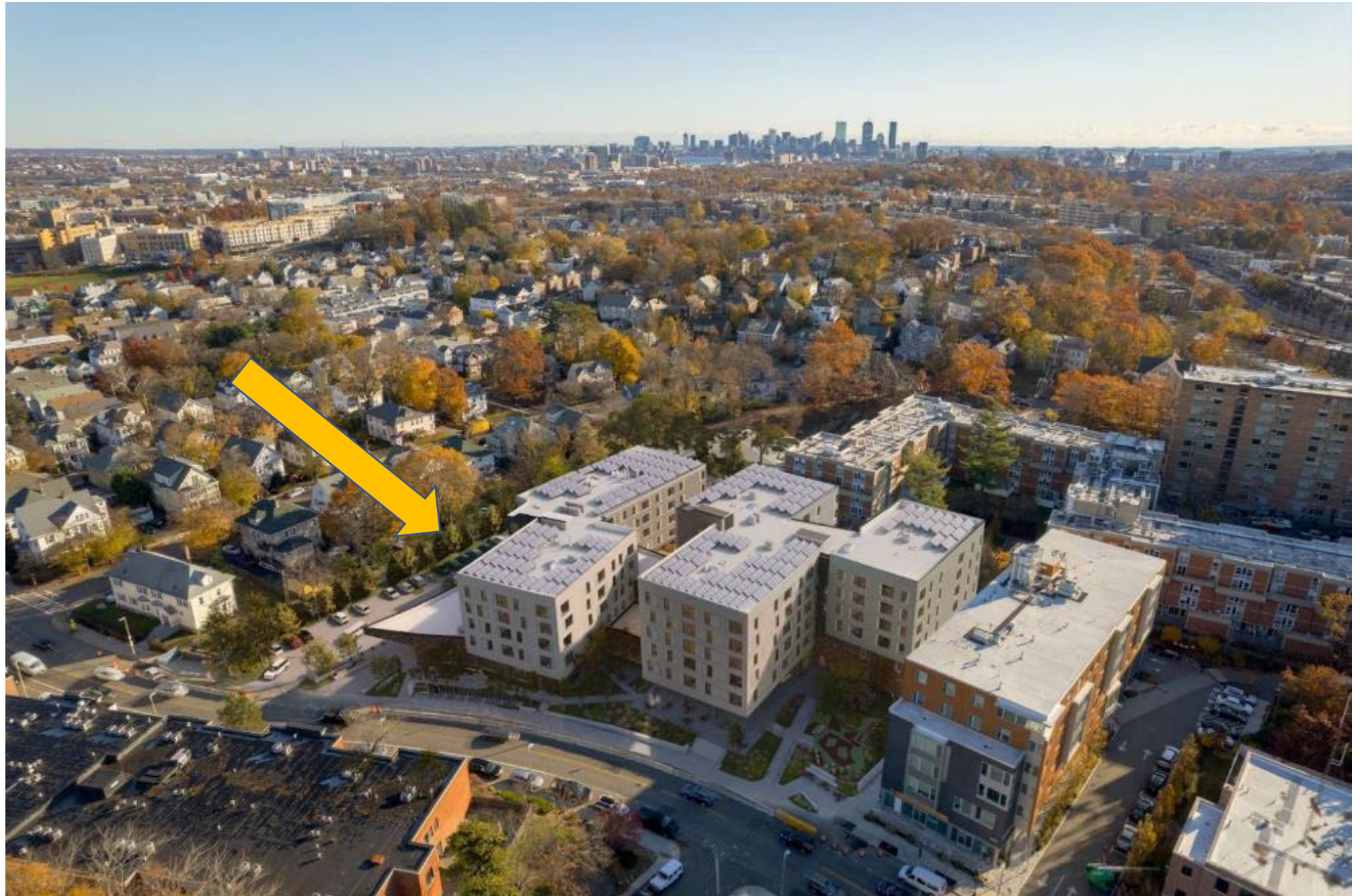
Waiting List Closed

Rent and Income Qualifications			
Maximum Incomes (annual gross income)		Apartment Size	Rent (utilities included)
30% AMI**	1 person: \$29,450 2 people: \$33,650	1 BR 2BR	30% of household income
50% AMI	1 person: \$49,100 2 people: \$56,100	1 BR 2BR	30% of household income
60% AMI	1 person: \$58,920 2 people: \$67,320	1 BR 2BR	\$1,250 \$1,500
99% AMI	1 person: \$97,218 2 people: \$111,078	1 BR 2BR	\$2,100 \$2,500
Unrestricted		1 BR 2BR	\$2,400 \$2,750



JJ Carroll Redevelopment, Brighton- Opening this fall!

- Redevelopment of a former 64-unit BHA senior/disabled property abutting 2Life Brighton campus
- 142 apartments (124 1BR, 18 2BR)
- 100% extremely low and low income apartments
- Pedestrian bridge connecting to 2Life Brighton campus
- 11,000 sf on-site PACE Center;
- Amazing village center - multipurpose room, offices, resale shop, neighborhood-oriented retail, salon, intergenerational play area
- First 2Life Passive House project, LEED Silver certifiable, solar PV system





Introducing



OpusCommunities
From 2Life

A New Model for the Middle Market



**What if the
old idea of
senior living
retired?**

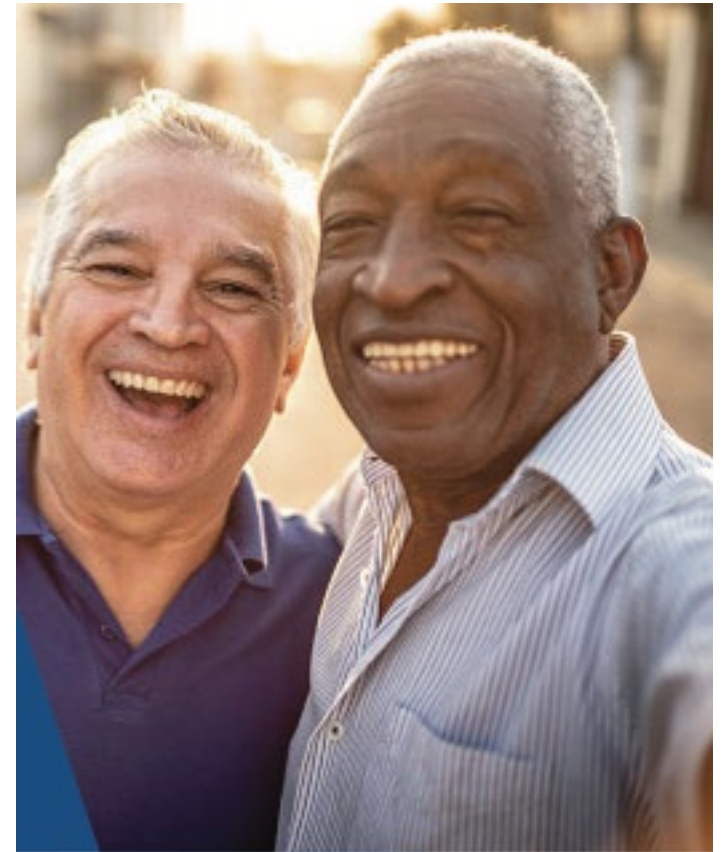
Why Opus?

- **54%** of seniors will not be able to afford senior living as currently structured
- **By 2029:**
 - 14 million older adults “in the middle”
 - Too much income to qualify for subsidized living, but not comfortable with the high-end options in the market today



What Makes Opus Different?

- 6 years of creativity, research and dedication
- A prototype
- Hopefully scalable
- Hopefully replicable



We turn the old model on its head

- Locate in vibrant communities
- Bring the care to the person, instead of moving the person to the care
- Care navigation and advocacy, smaller increments of care
- Meaningful volunteerism



Opus Time

We believe that Opus will be a more authentic and connected community because it's founded on volunteerism

- Volunteerism counters the effects of stress
- It combats depression
- It creates connection and opportunities

friendship

- Giving makes you happier and healthier
- Volunteering provides a sense of purpose – an essential component of longevity

for



A Responsive Pricing Model

- Leverage home equity
- Focus on keeping monthly fees low
- Provide a safety net for health care
- 80% Refundable Opus Share
- Monthly fees in opening year 2025 starting in the \$2,000s and under \$5,000 for a couple in the largest apartment
- Ability to borrow against refund if run out of funds for care





- Located on the campus of the JCC in Newton
- 174 apartments
- Six residential stories over 2 stories of garage parking
- Ranging in size from 650 to 1,350 square foot
- Eight floor plans
- Community spaces and amenities including restaurant, classrooms, fitness, gathering spaces, outdoor amenities and walking paths

Monthly Fee Includes

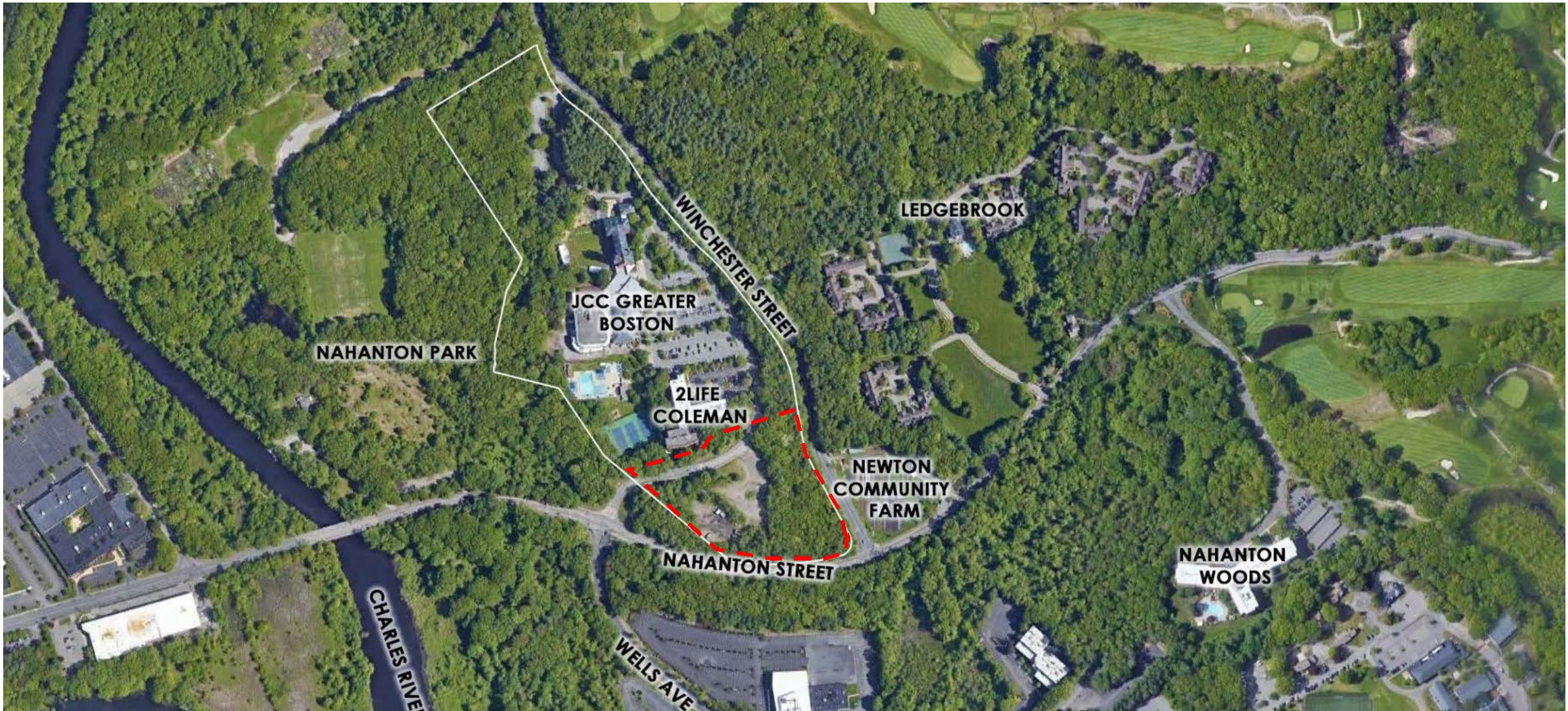
- Utilities
- High speed internet
- Interior and exterior maintenance
- Culinary credit
- Use of amenities
- Holistic wellness program
- Programs, classes and events
- Healthcare Navigation
- All property taxes
- Need only renter's insurance



Apartments

- Full kitchens with dishwasher
- Washer and dryer
- Individually controlled thermostat
- Lots of natural light
- Some with balconies and patios
- Pet friendly
- Accessible and adaptable
- Some options and upgrades for pre-construction buyer





2LIFE OPUS COMMUNITIES NEWTON

3D Model Animation

Aerial Flyover



Newton Special Permit Submission 5/7/2021



Experience the Vision



Project Timeline

Unanimous Newton City Council Approval 9/21

Priority Program 435 members +

Reservations began in April 2022

Financing requires 70% of apartments reserved

Currently at 80 of 115 depositors; more in process

Projecting groundbreaking Q2 2023

Construction period of 28 months

Opus Priority Program

You're Invited to Join

- \$500 fully refundable priority deposit
- Priority number determines order of reservation appointments
- Best selection of remaining apartments
- Lock in lowest pre-construction pricing if you reserve
- Those who reserve before construction assured of garage parking
- Opportunity to get to know neighbors, be part of The Freshman Class

Opus Priority Program

You're Invited to Join

How to join:

See us today

Visit www.OpusPriority.org

Call or email us



Questions & Answers